VILLAGE OF MOUNT HOREB
E. Main Street
Mount Horeb, WI 53572
Phone: (608) 437-6884 Fax: (608) 437-3190
Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PLAN COMMISSION/HISTORIC PRESERVATION COMMISSION AGENDA
Wednesday, June 28, 2023 at 7:00 PM

MEETING MINUTES

1) Call to order

2) Roll call
The Plan Commission/Historic Preservation Commission met on the above date in the Board Room of the Municipal Building, 138 E. Main Street, Mount Horeb, WI. Chair Ryan Czyzewski called the meeting to order at 7:00pm. Present were Commissioners Sarah Best, Chris Kirkland, Destinee Udelhoven and Peggy Zalucha. Nate Gauger and Andrew Kidd were absent. Also present were Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson, and Siobhan Mertz from the Youth in Government program.

3) Agenda Items

a. Presentation on Certified Local Government by Jason Tish, Wisconsin State Historic Preservation Office
Jason Tish, Coordinator for the Certified Local Government program for the Wisconsin State Historic Preservation Office, gave a presentation on the voluntary Certified Local Government Partnership Program in Wisconsin. Communities make a commitment to local historical preservation standards. Tish spoke of the requirements, benefits and responsibilities of the program. The Commission discussed the steps involved in proceeding with the program. Tish to provide the Commission with additional information and recommendations.

b. Consideration of May 24, 2023 Meeting Minutes
Zalucha Motioned to approve the minutes and Best seconded. The motion carried by unanimous voice vote. Udelhoven requested striking 3a from the agenda due to a clerical mistake.

c. Village Ethics Policy
Czyzewski reminded the Commission to review and be aware of the policy.

d. Recommendation: Specific Implementation Plan, Academy of Little Vikings, 1991 Commerce Dr
Architect Paul Cuta gave an overview of the project. Rohr gave a recommendation to include the following waivers: for not including the

hard and durable material around the 40" base and for allowing greater than 0.5 footcandles to be emitted at the northern property line requiring the applicant to update the lighting plan. Village staff to review and approve the revised lighting plan. Udelhoven Motioned to accept with conditions as stated. Zalucha seconded and the motion carried by unanimous voice vote.

e. Recomendation: Specific Implementation Plan, Steve Brown Apartments, 120 E Front Street

Dan Seeley, Vice President of Development for Steve Brown Apartments, and Architect Shane Frye gave an overview of the changes requested at the May meeting. Rohr gave an overview of recommendations and waivers. Czyzewkski opened the floor to public comment. Steve Grundahl for Jeff Grundahl spoke in opposition and Marc Schellffeffer spoke requesting a review of the building. Owen informed on the angled parking. The Commission discussed the recommendations and waivers.The Commission voted on the color black for the center of the south wall. The Commission voted on the entrance remaining as depicted and increasing the east side first floor window size.

Rohr recapped the waivers as listed in the memorandum: deviation from the Victorian color palette for black portions of the facade, non-decorative service and garage doors on the eastern facade for the underground parking entry, metal awnings over the main entrance and the second story patio area.

Rohr recapped the following contingencies: the requirement of the mural and removal of the language related to the Village, additional staff review of any outstanding missing items, the south side of the building facade black instead of the center red color, the Commission to review the first floor window graphics and textures with the signage package, the eastern first floor window size change, the addition of benches or other bicycle facilities on the south side, and staff to review the mural and landscaping lighting. Udelhoven Motioned to approve waivers and contingencies as stated. Kirkland seconded and motion carried by unanimous voice vote.

4) Committee Reports:

a. Plan Commission Chair Report

No Report.

b. Village Planner Report

No Report.

c. Building Inspector Report

Report in packet.

5) Meeting adjournment.

Kirkland Motioned to adjourn at 9:45pm and Best seconded. Motion passed by unanimous voice vote.

Minutes by Jean Culberson, Assistant Clerk